

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (White/Larson)

Commissioner's comments:

1. Reiterated issue of safety regarding the gates and that it cannot be compared to other existing hedges in neighborhood. The visibility in this project is partially blocked and can endanger a toddler on a tricycle. The architect can design something that is more in keeping with the architecture and is safer.
2. Asked if the concern was solely with gate, or with gate and post.
3. If the gates were removed, the safety issue would be considerably reduced. Noted that the chimneys are stucco with brick showing; suggested brick column be in stucco with corners chipped off to show bricks to be more compatible with the architecture. Suggests gates be moved elsewhere where they would be set back and not a safety issue.
4. Stated that the modification is for the gates and for the post with lamps. Feels that the lamps are important to the neighborhood because of minimal street lighting and that the lampposts are appreciated by the neighborhood. Would like to hear from the applicant on the gate discussion. Feels that gates are in keeping with the neighborhood, but does have safety issue and condition of gates.

Mr. Hunt showed pictures of other gates in the neighborhood. Agrees that the gates could be removed, but would like to keep the lamp posts.

Lloyd Tupper, owner, added that the gates could be easily removed and is willing to have them removed for maintaining safety. Agrees to adding stucco to the columns.

MOTION: Mahan/Myers

Assigned Resolution No. 018-06

Approve the modification making the findings for: 1) The modifications of the columns and lights with addition of some stucco to the columns to match project chimneys, and 2) Removal of the gates, subject to approval by the Architectural Board of Review.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (White/Larson)

Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 1:55 P.M.

- B. **APPLICATION OF STEVEN YATES, THE CONCEPTUAL MOTION COMPANY, AGENT FOR STEVE DELSON, 210 W. CARRILLO STREET, ASSESSORS PARCEL NUMBER 039-271-025, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00772)**

The project consists of the conceptual review of the demolition of the Carrillo Plaza/Radio Square commercial site containing 18,939 square feet of various retail and service commercial uses and constructing a four-story mixed use project with 55 residential units and 20,684 square feet of commercial space. The commercial space would include 17,385 square feet of retail commercial space and 3,299 square feet of live / work commercial and office space located in three ground floor units. Subterranean parking is proposed with a total of 186 parking spaces. Vehicular access to and from the parking area is proposed with an entrance and exit ramp along Carrillo Street and an exit ramp to De La Vina Street.

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project. Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

4. A Modification of the lot area requirements to allow 25 over-density units (bonus density) on a lot in the C-2 Zone (SBMC §28.21.080, SBMC §28.92.026.A);
5. A Tentative Subdivision Map for a one-lot subdivision to create fifty five (55) residential condominium units and 19,088 square feet of commercial condominium space (SBMC 27.07 and 27.13).

Case Planner: Steve Foley, Project Planner

Email: sfoley@santabarbaraca.gov

Steve Foley, Project Planner, gave the Staff presentation.

Steve Delson, owner, introduced his team: Steve Yates, President of Conceptual Motion Company; Gerhard Mayer, Architect; Dan Weber, Project Manager; and Katie O'Reilly Rogers, Landscape Architect. Mr. Yates gave the applicant presentation.

Chair Jostes opened the public hearing at 2:33 P.M.

The following people spoke in support of the project:

1. Joan Livingston, former Chair for the Westside Study Group.
2. Steve Amerikaner, representing the Coastal Housing Coalition
3. Steve Cushman, President of the Santa Barbara Chamber of Commerce

With no one else wishing to speak, the public hearing was closed at 2:45 P.M.

Commissioner's comments and questions:

1. Asked if a brief traffic analysis was needed to see what the project looks like from the applicant's standpoint.
2. Asked what the level of service is from Carrillo Street to Highway 101 during peak evening hours.
3. Asked staff for projection of traffic impact with the addition of 55 units to the site.
4. Asked if "ghost" counts could be included as part of the traffic analysis.
5. Commented on the elevations, noting that the Carrillo floor plate is 17 feet. Asked if all the floors are intended to be the same height and if the scale of the Carrillo Street building could be brought down without ending up with such tall floor heights.
6. Noted only one handicapped parking space in the parking plans and asked if that was sufficient to meet the ADA requirements.
7. Expressed appreciation for the presentation. Agreed that the site requires redevelopment. Arms are always open to density when it provides a high percentage of affordable units.
8. Concerned with the overall size and height of the project; same concerns as expressed by the Historic Landmarks Commission. Would like to see the floor levels brought down. Asked applicant to consider sloping down the ramps between buildings and still meet handicapped standards to bring the floor to floor height down. There is a relationship between setbacks and height of buildings. Suggests pushing back the height on property toward the north side of the project. Also, setting back the high end units on the 4th floor to overlook the rooftops of the lower buildings; positive to move away from the noise factor.
9. Likes the plaza on the corner; very important corner at De la Vina Street. The interior plazas are too small compared to the building heights of the project. Suggests that the paseos can be narrow, such as the El Paseo, that goes into a larger plaza. Would like to see a computer-generated model of the sun and shade in the paseos. Unlike Andalucia that gets lots of sun, these paseos would need sun; shadowed paseos are not desirable due to Santa Barbara's much milder climate and coastal influence.
10. In terms of the density, if some of the buildings come down in size, then some square footage would be lost. Suggest that some consideration be given to transferring development rights for some of the commercial space; could offset the loss of square footage. Suggests considering more residential on the first floor. Supports underground parking and cleaning up soil.
11. Suggested fitting as many dwellings as possible while keeping a high level of architectural design. Suggest reducing the volume by about 10%. Must maintain a high level of standards for good traffic circulation, as this section of Carrillo Street is a gateway to the City as specified in the General Plan.
12. Concurs that paseos need to be functional and not only be open space. The corner paseo is great, but suggests putting residential on ground floor, even across from Ralph's. Suggests looking at paseos that work and that make use of windows. Also, look at paseos that don't work and why.

13. Walkability and human interaction are good. The underground parking is excellent. The mixed use and range of units are needed. Concurs with fellow commissioners on paseos and suggests that future connections of paseos with adjacent properties be considered. Supports the open square on the corner of the Carrillo and De la Vina Streets and does not believe in giving in to automobiles.
14. Concerned that the 1st floor height along Carrillo is too high and gives the impression from the street that it is too massive. Suggested that Transportation Staff look at a controlled left turn off of Carrillo into the parking garage to avoid drivers having to go around the block to access the garage.
15. Embraces smart growth principles and forward thinking that is consistent with City's policies.
16. Consensus of Commissioners agrees on moving the 4 story elements back. Benefits include protecting the views, breaking up the echo effect, and reducing noise. Has a hard time with 4-story building on Carrillo street; can support a 4 story building in downtown, but not on Carrillo Street. Carrillo Street is the gateway to downtown Santa Barbara. Would like to see visual studies showing the pedestrian level from all angles. If the pedestrian cannot see the 4th story from across the street, then the height is set back properly.
17. Suggests encouraging pedestrians to make use of neighborhood. The corner of Carrillo and De la Vina is very loud; anything that can cut down noise factor would be appreciated. Noise blocking walls are suggested.
18. Impressed with how issues were defined in presentation. The architecture is different and attractive; look forward to walking through the paseos and seeing the details. Use of open space is appreciated, but needs more thought to be inviting. The General Plan policy issues need to be addressed. The current General Plan looks at this as a smaller 2-story block face as opposed to a 3-story block face. A 3-story façade may be better than a 4 story façade along the Carrillo elevation, but still maintaining the opportunity to go up to 4-stories in the interior portion for a village feel. Need ground floor paseos. Appreciates variety in unit size. The final environmental review will contribute to determine intensity of use. Suggest cutting down commercial to give way to more housing.
19. Asked how unit owners are matched to downtown businesses. Would like to hear a more compelling argument as to why there will be fewer trips with this project by adding residents to downtown. Asked how measure E limitations apply.
20. Suggested that perhaps the Coastal Housing Coalition could talk to larger downtown employers and suggest ownership of some of these units that could be shared with some of their employees similar to Cottage Hospital concept. Although a private endeavor, this should be encouraged.
21. Commented that plazas and sidewalk cafés in other cities are very noisy and that perhaps we are worrying too much about street noise. Suggested smooth paving on street to aid in noise reduction.

Rob Dayton, Supervising Transportation Planner, responded that the applicant has been requested to provide a traffic analysis. Mr. Dayton also introduced Judy Johnduff as the Assistant Transportation Planner working on this project.

Mr. Dayton stated that the level of service during P.M. peak hours is level 'D', but it has not been counted in a while and could possibly be worse. If you are getting on the freeway, the level of service could be level 'F'; however, if you are traveling from the west side direction, the level of service could be a level 'B'. The average is 'D' for that interchange. Mr. Dayton would not speculate on the traffic impact with the proposed 55 units; a traffic analysis would be needed. Mr. Delson added that the applicant will be providing 24/7 traffic counts as part of the analysis to be submitted.

Gerhard Mayer, architect, explained the elevations and stated that the height quoted is the highest point. All ADA compliance has been met with six handicapped spaces, including one van space.

Mr. Foley stated that this project would result in a Minor Addition and that Measure E would not kick in.

Mr. Delson thanked the Commission for its input and will review all comments made.

IV. DISCUSSION ITEM:

TRAFFIC CONGESTION WORKSHOP Continued to May 18, 2006

Staff will make a presentation on existing traffic in the City and how traffic levels of service are calculated.

Case Planner: Rob Dayton, Supervising Transportation Planner
Email: rdayton@santabarbaraca.gov

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports:

1. Commissioner Thompson reported on the Airport Commission. The Airport Terminal Project will continue with the subcommittee and newly selected architect meeting on May 24th. City Council approved their contract on May 2nd.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

1. Minutes of March 16, 2006
2. Resolution 013-06
2 Santa Cruz Boulevard

2. An appeal has been filed by Paula Westbury for 1236 San Andres Street.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Meyers opened the public hearing at 1:14 P.M. and, with no one wishing to speak, closed the hearing.

II. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:14 P.M.

**APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR
DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2,
COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL
COMMERCE (MST2005-00772).**

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report prepared for this project. The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55 residential condominium units and two commercial condominium units. The commercial component consists of 11,604 square feet (net) of commercial space. The residential portion consists of twenty-one affordable units and thirty-four market rate units. Two levels of subterranean parking are proposed with a total of 149 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

The purpose of the hearing is to receive comments on the Draft Mitigated Negative Declaration. Written comments should be sent at the earliest possible date, but must be submitted no later than **Monday, February 4, 2008 at 4:30 p.m.** Please send your written comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **kkennedy@SantaBarbaraCa.gov**

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission questions, stating that the alternate proposal will be reviewed by the Historic Landmarks Commission if the applicant decides to go forward with the alternate plan; the recommended air quality mitigation measures apply to the less than significant impacts, but will become conditions of approval anyway; a Traffic Analysis will be prepared for the alternate plan; the alternate plan will be analyzed in an addendum to the Mitigated Negative Declaration (MND).

Steve Yates, Conceptual Motion Company, gave the applicant presentation and introduced his team of Ian Brown, Katie O'Reily-Rogers, and Gerhard Myer.

Mr. Yates answered the Planning Commission's questions about the sidewalk width, stating that a four foot wide dedication on Carrillo Street is required to create the 12 foot wide sidewalk; that the sidewalk width on De la Vina Street is 10 feet; that the project no longer includes improvements that would allow a pedestrian walkway connection to the adjoining property; and that the Carrillo Street driveway designation as 'exit only' would result in more traffic impacts on surrounding neighborhoods which does not occur if the project has both an exit and entrance.

One Commissioner stated that the West Side is underserved by neighborhood parks. It may not be a significant impact but would like to see a needs assessment for neighborhood parks included in the environmental documents. Another Commissioner commented on the lack of useable open space in the project.

Chair Myers opened the public hearing at 2:07 P.M.

The following people voiced their concerns about the project:

1. Sheila Lodge, Citizens Planning Association, South Coast Land Use Committee, read a prepared statement that included: requesting a full Environmental Impact Report (EIR) for the project; requested consideration of the proximity of cultural and historic resources to the project be considered in the EIR; that the method staff uses for project eligibility for a Mitigated Negative Declaration be publicly reviewed for the public's understanding of the process; asked that the Master Environmental Assessment be reviewed to determine if it is accurate and up to date in terms of cumulative impact analysis; asked that there be a public discussion regarding how staff determined that a project meets neighborhood compatibility policies; and asked that the Commission discuss with staff whether mixed-use projects along congested traffic corridors meet the intent of Measure E. She also read a statement for Naomi Kovacs, Executive Director, Citizens Planning Association, who was concerned with the Planning Commission looking at the alternative project with little public notice and how the Initial Study might be revised as a result.
2. Nancy Caponi, neighbor, expressed concern over any increased density and traffic; would like to see wider sidewalks.
3. Lincoln Gray, neighbor, appreciated the new proposal as an improvement over the previous proposal; would like a full EIR on the new proposal; concerned about the demolition and the hazardous soils that will be removed
4. Violet Gray, neighbor, reported that the Historic Landmarks Commission did not like this project; expressed concern about the impact on her property and feels that she should be indemnified by applicant and owner for any damage to her property and any income loss. She agreed with Ms. Lodge about insufficient public notice for review of the alternative project.

5. Gil Barry stated that the previous four-story proposal was the worst project ever and the three-story alternate plan is the best project ever; requested a full EIR for the revised project; reiterated comments that were included in letter previously submitted.
6. Catherine McCammon, League of Women Voters, agreed with comments made by CPA; requested a full EIR on the current project; the size, bulk, and scale are too large and not compatible with the neighborhood; project does not meet El Pueblo Viejo Guidelines. The project does not address the level of affordability of the units or how they will be made available. Concerned with impacts on view loss, air quality, and interior and exterior noise levels; under-served by parks; and construction impacts. Likes the new project better. Would like a full EIR on the 4-story project and a new Initial Study on the 3-story project.
7. Kellum de Forrest asks that heights be reduced to 35 feet in the El Pueblo Viejo district and 40 feet elsewhere as stated in the proposed charter amendment currently being circulated; requested that an EIR be required; stated that a Historic Structures Report be required due to the project being near historic resources; and expressed concern over the loss of the previously proposed park plaza on Chapala and Carrillo.

With no one else wishing to speak, the public hearing was closed at 2:35 P.M.

Staff answered additional Planning Commission's questions about the public review process of the original and a downsized project redesign; the EIR process and CEQA requirements for recirculation of the MND.

Commissioner's comments:

1. The Commission was in agreement that the 31-unit alternate plan was better than the 55-unit proposal; however, there was a concern about the loss of the affordable units. A majority of the Commissioners thought that some additional affordable units should be added. Some Commissioners thought there should be a middle-ground between the two proposals with one Commissioner suggesting a 50 foot height towards the center of the project and one Commissioner suggesting a fourth story, if it were small. One Commissioner suggested consideration of a semi-subterranean "garden apartment" concept. Some Commissioners were not in favor of a fourth floor.
2. All of the Commissioners stated that the unit sizes were too large. There was a concern about the 50% increase in square footage of studio units and one bedroom units, and that the two-bedroom affordable units are smaller than the market rate studio units. In regard to the size of the units, there should be a greater nexus with the needs of the community.
3. Some Commissioners were concerned about the lack of open space, the need for more landscaping and for more outdoor space for children. Suggested a reduction in the footprint to allow for more open space.
4. The potential impact on adjacent historic resources needs to be reviewed.

5. One Commissioner was concerned with the balconies facing the traffic. Suggested a review of the Conditions of Approval for the neighboring Ralph's property in regard to noise from delivery trucks.
6. One Commissioner did not appreciate reviewing the alternate plan before the Historic Landmark Commission's review.
7. Concerned with the noise impacts from service vehicles and the urban traffic noise from the Carrillo Street intersections.
8. One Commissioner read a section from the Land Use Element and suggested the applicant show how the project is consistent with it.
9. One Commissioner supports the preparation of an Environmental Impact Report (EIR).
10. One Commissioner stated that the two alternatives show very clearly the implications, both pluses and minuses, of a 40 foot height limit.
11. The Commission acknowledged the applicant's articulation of Sound Community Planning and encouraged that the principles be incorporated in Plan Santa Barbara.
12. One Commissioner thanked the Historic Landmarks Commission (HLC) for taking a stand on the Urban Design Guidelines. Once the massing is decided, would like to see the HLC review the interior paseos and arcades for elements of charm, such as art, fountains and sculptures.
13. The majority of the Commissioners stated that the Initial Study and Negative Mitigated Draft were adequate and that the only revision would be to add additional language regarding how the neighborhood is underserved by parks.

Mr. Yates addressed Commissioner's and public comments stating that they chose not to widen the sidewalk on De la Vina Street because of Ralph's located nearby and wanting to have pedestrians move to the interior of the site and stated that the soil reports, geology reports, and noise analysis reports were on file with the City.

Mr. Yates and Ms. Hubbell clarified that bonus density cannot be used for market rate units in order to increase the number of affordable units anymore.

IV. **DISCUSSION ITEMS:**

The following item was continued from December 13, 2007 and is now continued to February 21, 2008.

- A. **APPLICATION OF MARCK AGUILAR, FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PLAZA DE LA GUERRA INFRASTRUCTURE, APN 037-092-037, C-2/P-R, COMMERCIAL ZONE/PARK AND RECREATION ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00496)**